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usage. Hence the large tenement is not only the worst form of residence but the most expensive.

The aim of housing reform is to secure for every family a private house with a garden. This must be promoted by the state. As the bottom of the housing problem is the land question, the state must stop land speculation. The state should have a housing department which would serve as an information bureau for house renters and maintain general control over the housing situation: building municipal houses, promoting private building of cottages by giving land, reducing taxes and street assessments, creating cheap loans and second mortgages for building of small houses—and especially by municipal purchase of suburban land to lease or sell under restriction that will prevent a rise in the price of the land. Promotion of industrial decentralization through cheap transit, garden cities and suburbs, coöperative building, the single tax and an imperial housing law complete Jaeger's program.

As a sketch of the entire range of housing problems this *Grundriss* is highly successful. It is succinct in statement, concise but strong in sustaining examples and balanced in presentation. In general, statements of principle are backed by well-chosen examples. Debatable propositions, such as the comparative unit cost of tenement versus cottage, cannot be treated in convincing detail in a work of this purpose. The lack of exact footnotes and of an index somewhat impairs the usefulness of the book. It is, however, a welcome and valuable summary of European theory and practice in the field of housing reform.

Harvard University.

JAMES FORD.

Jahrbuch der Wohnungsreform, 1908-1910. Fünfter Jahrgang.

Edited by DR. K. v. MANGOLDT. (Göttingen: Vandenhoeck und Ruprecht. 1911. Pp. 224. 2 m.)

This volume, published by the German association for housing reform, is a compact summary of the activities in Germany during the last few years along the lines of more and better housing facilities. In addition there are three articles dealing with special subjects: "The Housing Market in the Years 1908-1910"; "Greater Berlin," a study of the development of that city written by the editor, Dr. Mangoldt; and "The Exodus from the Rural Districts."

To the American student interested in housing reform the most interesting single fact about this German book is, probably, the nature of its contents—what is included in the term *Wohnungsreform*. Our books on the housing problem have had to do largely with housing legislation, the character of buildings, the kinds of materials, the size of rooms and all the other details of a building code and of the methods of construction. Some studies have gone more deeply into the social side and have carefully investigated actual housing conditions, the character of dwellings and their occupants. After all, however, housing reform in America has centered largely around a discussion of the type of building. The subjects included under the title *Wohnungsreform* are the following: the housing situation in general; the consequences of bad housing conditions and rents; the activities of the Imperial government; the federal states and the municipalities, with special reference to the direct provision of housing and to legislation; housing inspection, its organization, regulation and results; building codes and city plans; building activities carried on by building associations, philanthropic foundations, employers and others; the securing of capital for building activities; the land question and land reform, including a discussion of the price of land, municipal land policies, real estate taxation, parks, playgrounds and small gardens; the leasing of land; decentralization in large cities; the garden city movement; and many other subjects of lesser importance.

While this book cannot be recommended to anyone wishing to have a comprehensive statement of housing reform in Germany, it is, nevertheless, invaluable in bringing up to date (1910 included) the available information on the subject. One cannot even hastily run through the pages of this volume without realizing, with some regret perhaps in view of the activities in our own country, the bold, constructive and all-round manner in which Germany is attacking her housing problems. The housing reformers of Germany are not merely scratching the surface with palliative legislation, but are studying fundamentals and directing their attacks at the roots of the problem.

E. E. PRATT.

NEW BOOKS

ARCHBISHOP'S COMMITTEE ON CHURCH FINANCE. *Facts and figures of church finance*. (New York: Longmans. 1911. Pp. viii, 183. \$1.25.)